

LS/01/n1664

Elaine Ward
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

20th May 2022

Dear Elaine,

RE: Submission of Additional Supporting Information - Outline Planning Application for the Erection of up to 215 dwellings with associated access on Land north of Keresforth Road, Barnsley, S75 3QY (LPA ref: 2022/0016)

Following on from the consultation comments received to date, please find enclosed our formal response and additional reports to support the outline application for residential development at land north of Keresforth Road, Barnsley (ref: 2022/0016).

The following supporting documents are submitted alongside this letter:

- Updated Masterplan (drawing no. 005 Rev E)
- Street Hierarchy plan (drawing no. 101 Rev A)
- Updated Location Plan (drawing no. 001 Rev A)
- Archaeology and Heritage Desk Based Assessment
- Air Quality Assessment
- BNG Assessment
- Ecology Appraisal
- Updated Arboricultural Report
- Supplementary Transport Assessment (including Highways England response)
- Updated Travel Plan
- Residential Access Road Layout Design
- Noise Technical Note

Revised Masterplan

The masterplan for the outline permission has been updated to reflect consultee comments from the Urban Design Officer, including the reconfiguration of the layout to amend the access to the site and the enhancement of existing footpaths and PRow access. A Street Hierarchy plan has also been provided.

The access has been amended slightly following advice within the updated Arboricultural Report, which recommends the repositioning of the main access road to avoid conflict with Category A trees. This has resulted in the red line boundary being slightly amended to accommodate this change. The

small additional area of land incorporated within the red line boundary is within the same ownership as the wider application site and no further serving of notices regarding the application is required.

We acknowledge the additional design comments, but it should be borne in mind that this is an Outline Application, with all matters reserved apart from access. As a result, no further detailed design information is provided at this stage, aside from the revisions to the indicative masterplan to reflect changes to the road layout, as set out in this letter. Further design considerations will be dealt with as part of any future Reserved Matters application, including ensuring that suitable footpath connections are provided in response to the Public Rights of Way officer's comments.

Amount of Development

In terms of the justification for the quantum of development proposed, Policy H6 (Housing Mix and Efficient Use of Land) states that a density of 40 dwellings per hectare net will be expected in Urban Barnsley (which includes Dodworth) and that lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

The Strategic Housing and Employment Land Availability Assessment (SHLAA, 2016) which informed the Barnsley Local Plan, identified the site as having an indicative yield of 312 housing units (Site ID: 912), which demonstrates that a higher density is achievable within this site. The design evolution of the scheme suitably balances, a housing density of 28 dph with provision of a high quality scheme, which takes into account the unique character of the site and existing constraints.

The indicative masterplan confirms that the POS provision equates to 24% of the site (1.9Ha), which exceeds the 15% POS requirement set out in Supplementary Planning Document: Open Space Provision on New Housing Developments. The masterplan has also been designed to accommodate development that will meet parking standards and minimum garden sizes and is considered to demonstrate that an appropriate scheme can be delivered.

Ecology

An updated Ecology Appraisal and BNG Assessment has been provided by Quants Environmental which includes bat records and a review of the previous BMBC reports. The assessment recommends that additional surveys are undertaken and no evidence of Badgers was observed. Given that this is an outline application, detailed surveys for breeding habitats, birds, bats, reptiles, Water Vole and Otter have not been provided at this stage. However, this appraisal presents sufficient ecological information for an understanding of likely ecological impacts resulting from the proposed development to be gained.

The Local Plan Biodiversity Policy BIO1 requires new development to maximise biodiversity and geodiversity opportunities. One of the Local Plan objectives is to achieve net gains in biodiversity and therefore, a baseline Biodiversity Net Gain Assessment has been submitted, which will support the final scheme for net gain to be secured via planning condition.

Trees

An updated Arboricultural Report has been provided, which demonstrates that the proposed developable area is suitable for the quantum of development proposed. The report also confirms that any loss of trees can be suitably mitigated through replacement planting and there is sufficient space on site to accommodate any replanting that is required. The main access point to the Site has been amended as set out above, to accommodate retained trees and their Root Protection Areas.

We also note comments have been received from neighbouring residents regarding the existing poor condition of a number of trees on the western boundary of the Site. If the proposals are granted permission, we would seek to implement a management regime for this area to address these concerns, for the benefit of existing and future residents.

Highways

The Transport Assessment and Travel Plan has been updated to reflect the new access proposal and to respond to comments made by Highways England. We are yet to receive a final consultation response from the Highways Authority, although information had been provided regarding committed developments locally, to enable the updated reports to be provided. Further feedback from the Highways department is urgently sought in order to support a timely decision and we request that their consultation response is received as soon as possible to prevent any further delays.

An updated Residential Access Road design has been prepared in response to the findings of the Arboricultural Report. This demonstrates that suitable access can be provided into the site with adequate visibility splays and carriageway widths, whilst accommodating retained trees.

Archaeology

An updated Archaeology Assessment is submitted as requested. We note the request for a Geophysical Survey, however consider that this can be dealt with as a pre-commencement condition attached to the Outline Application as this level of detail is not required as part of an outline application.

Air Quality

An Air Quality Assessment is submitted, which demonstrated that future residents of the proposed development will experience acceptable air quality, with pollutant concentrations below the air quality objectives. The construction and operational air quality effects of the proposed development are judged to be 'not significant'.

Noise

A Technical Note has been submitted to address concerns raised over the level of noise generated from the M1. In response to concerns the indicative Masterplan has been amended to demonstrate that a scheme can be achieved which positions internal highways so as to create a setback to the slip road area, beyond which the building massing of the new dwellings provides a barrier to private amenity spaces to the rear of dwellings. These amendments confirm that a suitable design solution can be achieved to mitigate any noise impact from the neighbouring motorway.

Summary

As set out above, we have sought to provide additional information to address consultee responses to the planning application. As set out in the NPPF, this information is proportionate to the scheme proposed and reflects the outline nature of the application and the Local Plan designation of the site for housing. The application is now past the target determination date and whilst we appreciate that this updated information needs to go out to consultation, we would anticipate that the information contained in this letter and the supporting documents can be consulted on and reassessed within a two week period. We would, therefore, welcome a meeting with the relevant consultees to discuss any outstanding matters following that two week period. As discussed prior to the submission of this additional information, we understand that highway matters are being discussed internally the week commencing 30th May and this will result in Highways comments being forthcoming.

Should you have any queries about the content of this letter and submission, please do not hesitate to contact me or my colleague, Sarah Wills.

Yours faithfully



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Senior Planner

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